

Submitted September 30, 2015
Approved as of
Date September 30, 2015

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 14-2015
Wednesday, July 22, 2015**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, July 22, 2015

PRESENT

Don Hadley, Chair
Anne Goodman Charles Littlefield
David Hill Gail Sherman
Jack Leiderman John Tyner, II

Present: Marcy Waxman, Senior City Attorney
David Levy, Chief of Long Range Planning
Emad Elshafei, Chief of Traffic and Transportation
Bobby Ray, Principal Planner
Brian Wilson, Planner III

David Levy informed the Commission that he will serve as Planning Commission Liaison in Andrew Gunning's absence.

I. REVIEW

Annexation Petition ANX2015-00145, Frederick Road, LLC, C/O Silverwood Investments, LLC, Presentation and discussion of petition to annex 4.03 acres at 15931 Frederick Road, to be placed in the Mixed-Use Transit District (MXTD) Zone.

Brian Wilson presented his staff report, stating that he is introducing an Annexation Petition and staff is not looking for any actions to be taken and are not reviewing the Annexation Petition but simply introducing it. He recommends that the Commission set a public hearing on September 9, 2015. He provided a timeline of what the Commission can expect with the Annexation Petition, which was introduced to Mayor and Council on Monday, July 20, 2015. He informed the Commission that, as part of the meeting materials for the September 9 meeting, staff will send an Annexation Plan to the Planning Commission, along with a staff recommendation. An Annexation Plan is a State-required analysis that reviews zoning and land use compatibility of the Annexation request. Mr. Wilson answered questions from the Commission.

Commissioner Hill moved, seconded by Commissioner Tyner, to set the intended schedule of considering ANX2015-00145, development of property located at 15931 Frederick Road for public hearing on September 9, 2015, pending the scheduling discretion of the Chair. The motion passed

7-0.

II. DISCUSSION

- A. **Draft Bikeways Master Plan.** The draft bikeways plan will also be discussed and direction will be requested from the Commission.

Emad Elshafei, Chief of Traffic and Transportation, continued the discussion from the June 24th meeting to discuss how to proceed with the draft bikeways plan. He informed them that, in response to the Planning Commission request that more public outreach be conducted on the draft plan and that an additional public hearing be held, staff would hold additional outreach events, including an open house and neighborhood visits. Subject to scheduling, the public hearing would be scheduled in October. He also answered additional questions.

- B. **Rockville 2040 - Comprehensive Master Plan Update.** Discussion of public outreach and related activities.

David Levy provided the Commission with a summary of the public meetings held to date: 1) May 9th Kick-off meeting at VisArts, 2) June 24th presentation on the Transportation Trends report, 3) June 26th – presentation to the REDI Board, in preparation for the Listening Session at Piccard Dr. & Research Blvd. , 4) July 7th -- Listening Session in Fallsgrove (Planning Area #18), and 5) July 9 – Listening Session for Piccard Dr. & Research Blvd. (Planning Area #15).

Mr. Levy informed the Commission that meeting results and public comments are posted on the City's website and that more Listening Sessions are scheduled in September.

III. COMMISSION ITEMS

- A. **Staff Liaison Report** – Mr. Levy provided a summary of the agendas for upcoming Commission meetings and other information, including: 1) Rockville Pike letter was sent to Mayor and Council; 2) Forestry Ordinance was still being discussed by the Mayor and Council; 3) 17 Martins Lane is up for historic designation and may come to the Commission for their review; 4) Discussions of street names will come forward for Renaissance Street (request by Choice Hotels) and King Farm ; and 5) Planning Commission training will take place in Ocean City on August 12th.
- B. **Old Business** – Commissioner Hill stated he would like to complete the discussion on Maximum Expansion Limits, as part of the Municipal Growth Element. Mr. Levy said that the topic will be brought back during the land use discussion in the fall.
- C. **New Business** – (FTPO) Commissioner Goodman expressed concern on multiple levels about the proposed changes to the Forest and Tree Preservation Ordinance. She was concerned that: 1) all of the changes served to reduce trees, 2) that the Planning and Environment Commission were not notified in advance of the proposed changes, and 3) that it seemed that the Commissions were being bypassed and that this approach should not take place. (Rockville Pike plan) Commissioner Hadley stated he received a letter from Councilmember Moore requesting a timeframe in which the Mayor and Council would receive the Rockville's Pike Plan and hopes to have it before the next election cycle. The Commission discussed and decided that Chairman Hadley would draft a letter expressing that the Commission does not intend to be bound by that schedule and that they would send a recommended plan when they are ready to send it. (Street Renaming) It was requested that comments from Peerless

Rockville regarding potential new names for Renaissance Street be forwarded to the Planning Commission.

D. Minutes - None

E. FYI Correspondence - None

IV. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 8:58 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary